



Sycamore Court, Lower Quinton, CV37 8LJ

£285,000



A stylish and sophisticated home that exudes luxury throughout. Featuring a breakfast island in the kitchen, with plenty of practical cupboard space and integrated appliances, the kitchen is a stylish place to socialise whilst also providing practical workspace too.

The lounge has luxurious features throughout, combining an open-plan space to get comfortable on the sofa or wine and dine guests that are coming to stay.

The bedrooms have unique featured panelled walls, freestanding white furniture and are light, bright and inviting, the perfect space to add your own personal touches.

Marston Edge is located in Lower Quinton, just six miles south of the historic Stratford-upon-Avon. The closest train station is Stratford Parkway, giving access to Birmingham Snow Hill, Kidderminster and Solihull. There are also great motorway links to M42 and M40, London bound.



Inside the home, there's a feeling of spaciousness with a large, modern semi-open plan living space. The lounge and dining area form an 'L' shape and the kitchen opens through to the dining area. Two double bedrooms, the master with en-suite shower and dressing area and a family bathroom finalise the unique style.

The lounge provides the perfect space to relax and unwind with the soothing natural shades. Two comfortable sofas, a coffee table and corner TV unit in light oak style the room beautifully. There's also a contemporary, wall-hung fire to finish the look.

A spacious ivory fitted kitchen with integrated appliances provides a modern and bright environment for making family meals. The dining area situated opposite the kitchen provides plenty of space to accommodate extra guests with an extending dining table.

The bedrooms are practical whilst offering a stylish design. The master bedroom with its soft, soothing colour palette has two double wardrobes and freestanding bedside cabinets, providing plenty of storage space and the en-suite shower room is situated beyond the dressing area.

If you're looking for a quality, affordable home with contemporary style and a touch of luxury, this may be the home for you.

Location

Lower Quinton is a small village just 6 miles south of Stratford-upon-Avon.

It is well located for The Cotswolds and amenities include a 16th Century Public House - The College Arms- church, primary school, general store and post office.

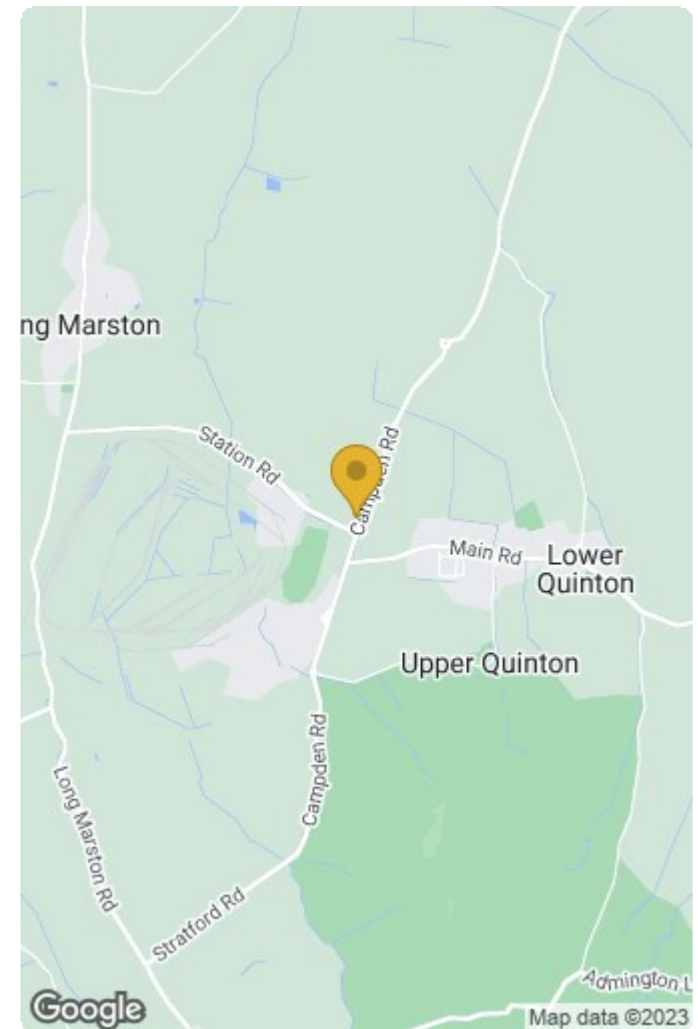
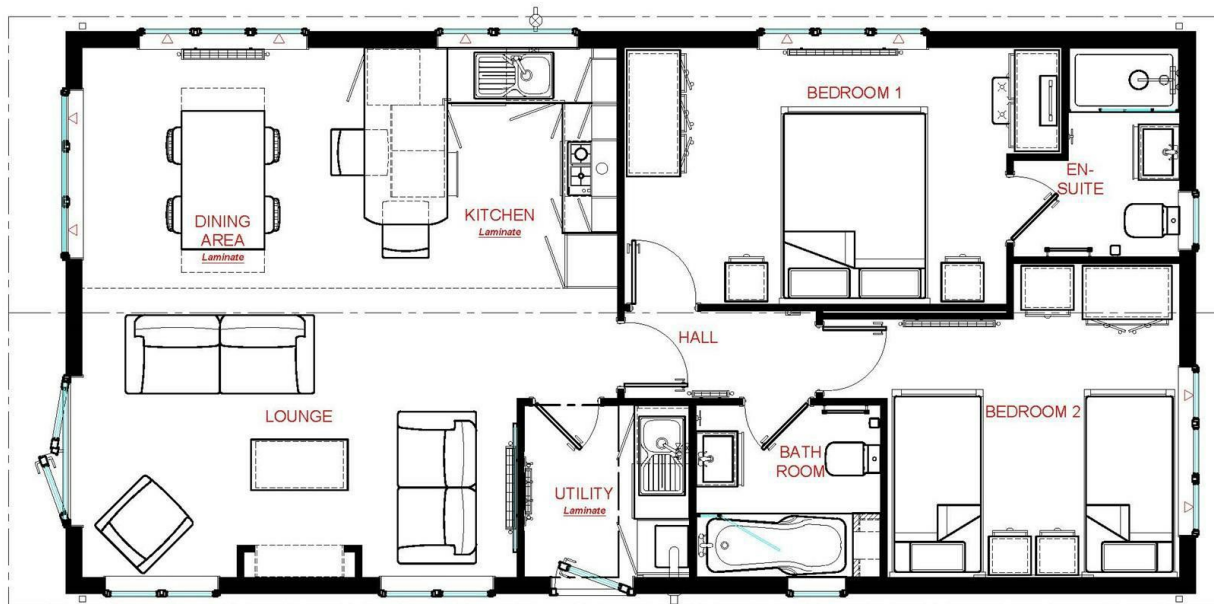
Extensive leisure facilities can be found in Stratford-upon-Avon and the Cotswold market town of Chipping Campden. Moreton-in-Marsh is easily accessible with a regular fast train service to London Paddington. There are an excellent range of state, private and grammar schools in the area to suit most requirements.

Stratford-upon-Avon 6 miles, Chipping Campden 7 miles, Moreton-in-Marsh 12 miles (trains to London Paddington

from 84 mins), M40 (J15) 12 miles, Birmingham International Airport 32 miles (distances and time approximate)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	